

Lawrence Copeland
town & city centre



FOR SALE

Apartment 46 Vancouver Quay, Salford Quays M50 3TU

PRICE: **OIEO £270,000** *freestanding appliances available by separate negotiation

Overlooking the waterfront of Mariners Canal to the rear, this superb, extra large design, purpose built, top/2nd floor apartment is attractively presented and has a new electric heating system, uPVC double glazing, attractive décor and flooring. Particular features of the apartment are its extra large design Lounge, feature Dining Kitchen, Balcony, two good sized double bedrooms, two refurbished shower rooms (one being Ensuite) and exclusive use of a designated carport plus ample visitor parking bays around the development. Likely to appeal to owner occupier or property investor with a rental potential of approx. £1,300 pcm.

ACCOMMODATION

Ground Floor – Communal Entrance Hall with intercom entry bell system, staircase to all floors.

Communal top/2nd floor landing – Apartment: -

Entrance Vestibule with front door.

Reception Entrance Hall with inner front door, built in airing cupboard with hot water cylinder.

Substantial Lounge (rear) measuring 16 ft 1 into bay window x 14 ft 10 (4.90m x 4.57m) with uPVC double glazed bay window with views overlooking Mariners Canal, two wall heaters, intercom entry phone system and opening to Dining Kitchen.

Impressive Dining Kitchen (front) measuring 14 ft 10 x 12 ft 6 (4.52m x 3.82m) with double glazed window overlooking Vancouver Quay, uPVC double glazed French doors to **Balcony**, fitted units with white classic doors and granite effect worktops and complementary metro style ceramic tile splashbacks incorporating a range of wall and base cupboards, extractor hood, ceramic hob with electric underoven, recess for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, one and a half bowl single drainer sink unit, access to substantial loft, electric wall heater.

Bedroom One (front) measuring 14 ft 11 x 8 ft 8 (4.55m x 2.61m) with window with views overlooking Vancouver Quay, wall heater.

Bedroom Two (rear) measuring 12 ft 10 x 8 ft 7 (3.91m x 2.62m) with uPVC double glazed oriel window with deep sill and views overlooking Mariners Canal, wall heater and door to Ensuite Shower Room/WC combined.

Refurbished, luxury Ensuite Shower Room/WC combined with uPVC double glazed window, high specification white suite with chrome fittings comprising low level WC, glazed shower door to tiled shower cubicle with electric shower, wash hand basin in vanity unit with drawer below, chrome ladder radiator, extractor fan, ceramic tiled walls, feature ceramic tiled floor.

Separate Refurbished Shower Room/WC combined with high specification white suite with chrome fittings comprising low level WC, wash hand basin in vanity unit, glazed door to tiled double shower cubicle with electric shower, chrome ladder radiator, extractor fan, ceramic tiled floor, feature ceramic tiled walls.

Outside there are attractive communal landscaped gardens around the development and **exclusive use of designated carport** plus on street parking subject to permit and ample visitor parking bays around the development subject to availability.

Tenure

We are advised by the vendor the property is believed to be long leasehold for the residue of 999 years from 1st July 1987. Depending on the Leasehold /Freehold title any current Ground/Chief Rent, if applicable, together with current service charge details are to be confirmed by the Vendors solicitor (but are available on request from our office at any time).

Service Charge

There is a service charge payable to the Management Company and further details are available on request from our office.

Local Authority is Salford City Council
Council Tax Band: C

Directions

Travelling from our office at Exchange Quay, turn right onto Trafford Road. Proceed along Trafford Road, turning left at the traffic light junction into The Quays and then right at the traffic lights onto a further continuation of The Quays. Turn third right into Winnipeg Quay and first right into Vancouver Quay where the property can be found on the right hand side.

To View please telephone our office for an appointment.

Note: The condition of the system and/or appliances is not known.

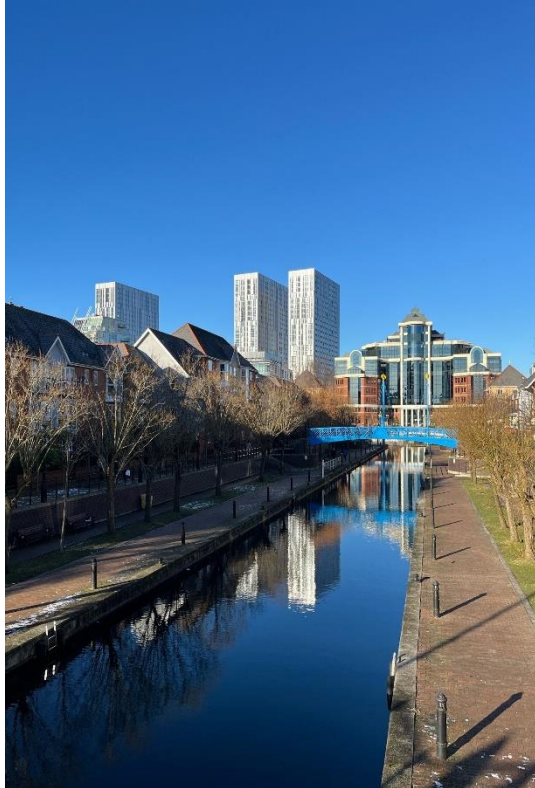
Fixtures and Fittings

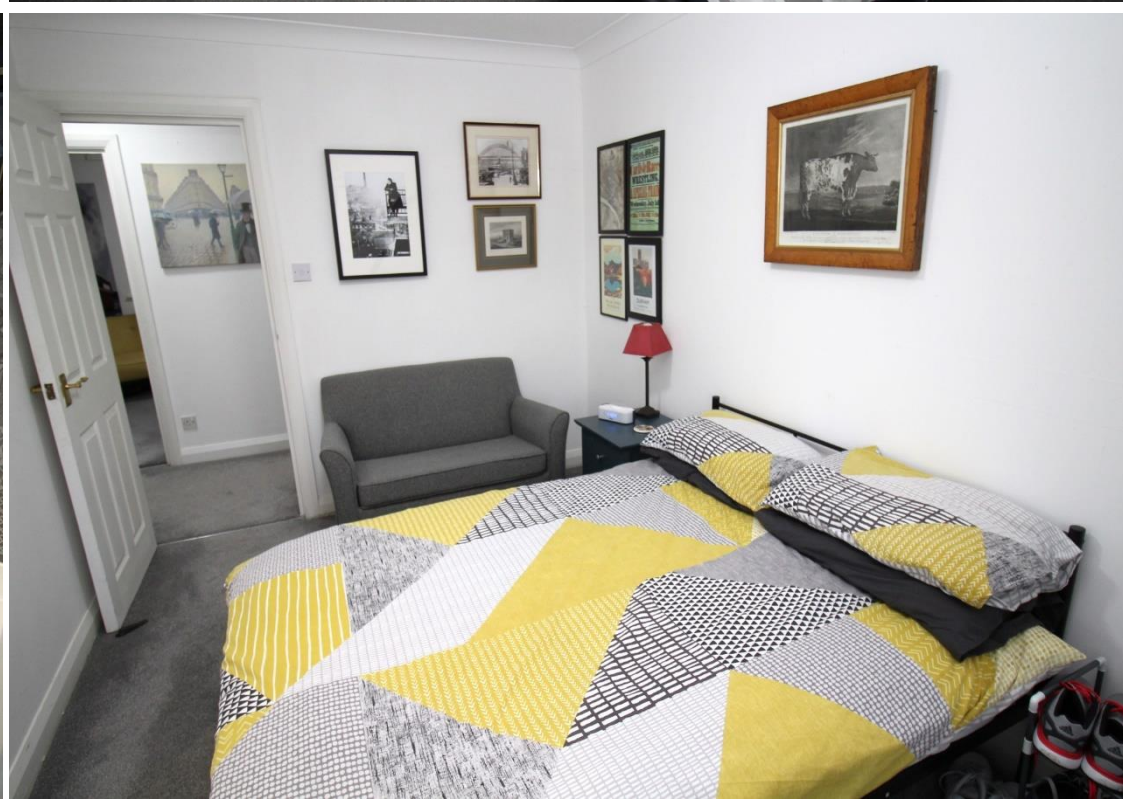
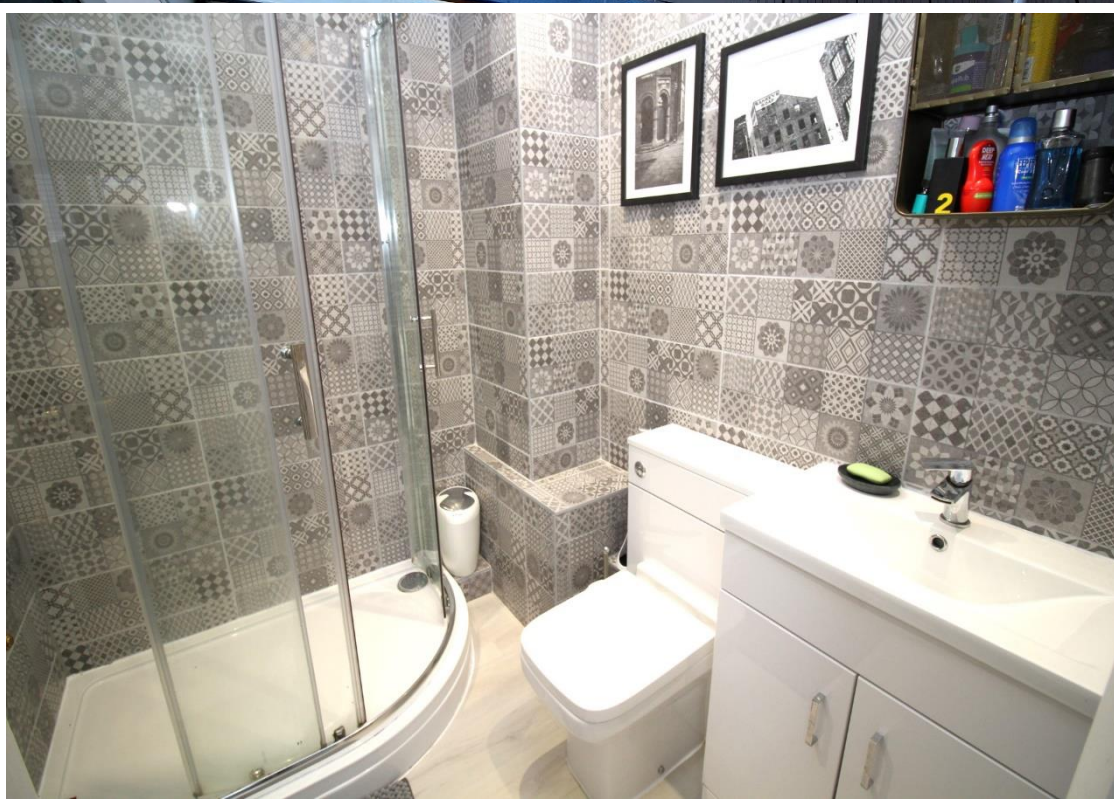
All fixtures and fittings mentioned in these particulars are included in the sale, all others are specifically excluded.

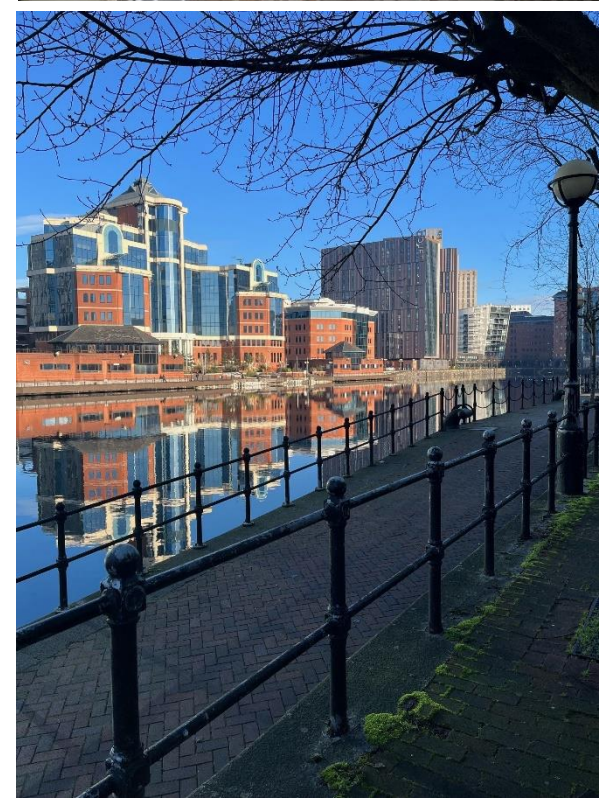
Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

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ENERGY PERFORMANCE CERTIFICATE

46 Vancouver Quay
SALFORD
M50 3TU

Energy rating
E

Valid until
24 January 2034

Certificate number
7419-3154-2002-0429-1702

Property type	Top-floor flat
Total floor area	69 square metres

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

FLOOR PLAN



Please note these sales particulars are thought to be materially correct although their accuracy is not guaranteed and they do not form part of any contract.

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